FORM DSEC Mall Mail Processing Section

FEB 28 LOUD

Washington, DC

109

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

# FORM D

NOTICE OF SALE OF SECURITIES
PURSUANT TO REGULATION D,
SECTION 4(6), AND/OR
UNIFORM LIMITED OFFERING EXEMPTION

1428	823			
OMB AP	PROVAL			
OMB Number:	3235-0076			
Expires:	April 30, 2008			
Estimated average burden				

hours per response .....

SEC USE ONLY							
Prefix	Serial						
DATE R	ECEIVED						
	Ì						

Y	. 1 .		
Name of Offering ( check if this is an amendment and name has changed, and indica	te change.)		
Mission Durham, DST			
Filing Under (Check box(es) that apply):	🛛 Rule 50	6 🔲 Section	1 4(6) ULOE
Type of Filing: New Filing Amendment		DDC	1000
A. BASIC IDENTIFICATIO	N DATA		CESSED
Enter the information requested about the issuer		444	
Name of Issuer ( check if this is an amendment and name has changed, and indicate	e change.)	MAR	U 6 2000 . \ \
Mission Durham, DST	· · · · · · · · · · · · · · · · · · ·	"D»	2000
	\ T-		LO SON Code
Address of Executive Offices (Number and Street, City, State, Zip Code	,   16.	ephone Number (Inc.	NCIAI
10467 White Granite Drive, Suite 300, Oakton, VA 22124		(703) 279-1300	"TOME
Address of Principal Business Operations (Number and Street, City, State, Zip Code	) Tel	ephone Number (Incl	uding Area Code)
(if different from Executive Offices)			
Brief Description of Business			
The acquisition, lease and sale of property held by the Delaware Statutory	Trust.		
		111	NIN KOTO INN KOK BIKA KOM KATO KUMA KATO KATO BUJI KATO
Type of Business Organization			
corporation limited partnership, already formed		other (pleas	
□ limited partnership, to be formed	_	1(0)	08041220
	Vans		OUDTIEED
Month	Year	_	
Actual or Estimated Date of Incorporation or Organization: 0 1 0	8 [8	🛮 Actual 🔲 E	stimated
Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service ab	breviation for	State:	
CN for Canada: FN for other foreign ju		DE	

## GENERAL INSTRUCTIONS

#### Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it

due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

#### State

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

## ATTENTION-

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

SEC 1972 (6-02)

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

#### A. BASIC IDENTIFICATION DATA 2. Enter the information requested for the following: · Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer; Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and · Each general and managing partner of partnership issuers. General and/or Beneficial Owner ■ Executive Officer Director Check Box(es) that Apply: Managing Partner Full Name (Last name first, if individual) Mission Residential Holdings, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 10467 White Granite Drive, Suite 300, Oakton, VA 22124 Promoter ☐ Beneficial Owner ■ Executive Officer □ Director ☐ General and/or Check Box(es) that Apply: Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) □ Promoter ☐ Beneficial Owner ☐ Executive Officer ☐ Director General and/or Check Box(es) that Apply: Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) General and/or Beneficial Owner ■ Executive Officer Director Check Box(es) that Apply: □ Promoter Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) General and/or ☐ Beneficial Owner ■ Executive Officer □ Director Check Box(es) that Apply: Promoter Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ General and/or Check Box(es) that Apply: ☐ Promoter Beneficial Owner ☐ Executive Officer □ Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) General and/or □ Director Check Box(es) that Apply: Promoter ■ Beneficial Owner ■ Executive Officer Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

		<u>-</u>		В.	INFORMA	ATION ABO	UT OFFE	RING	<u>.</u>	<del></del>	_		
											Yes	No	
1. Has t	he issuer s	old, or doe	s the issue	intend to s	sell, to non	-accredited	investors i	n this offer	ing?			$\boxtimes$	
			Α	nswer also	in Append	dix, Columr	2, if filing	under UL	OE.				
2. What	t is the min	imum inve	stment tha	t will be ac	cepted fro	m any indiv	idual?				\$ 100,000*		
					•	•					Yes	No	
3. Does	the offerin	ng permit jo	oint owners	ship of a sir	ngle unit?.		****	•••••••••					
4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only. Full Name (Last name first, if individual)													
	•	ime first, if cial Corpo		l)									
				r and Street	t, City, Sta	te, Zip Cod	e)						
		ad, Ann A	•		, , <u>,</u> ,		<u>,                                     </u>						
Name of	f Associate	d Broker o	r Dealer										
						icit Purchas							
[AL]	[AK]	[AZ√]	[AR]	[CA√]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID/]	
[IL√]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD√]	[MA 🗸]	[MI]	[MN]	[MS]	[MO]	
[MT] [RI]	[NE] [SC√]	[NV] [SD]	ÑH✓] [TN]	[NJ] [ˈTX✔]	[NM] [UT]	[NY√] [VT]	[NC] [VA√]	[ND] [WA✓]	[OH] [WV]	[OK] [WI]	[OR ] [WY]	[PA] [PR]	
					[01]	[ 7 1 ]	[44,]	[44,1	[** *]	[,,,]	[ ]	[, ,,]	
Full Nar	ne (Last na	ame first, if	individua.	1)									
Business	s or Reside	nce Addre	ss (Numbe	r and Street	t, City, Sta	te, Zip Cod	e)						
Name of	f Associate	d Broker o	r Dealer										
						icit Purchas							
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]	
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]	
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]	
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]	
Full Nar	ne (Last na	ame first, if	individua	1)									
Business	s or Reside	nce Addre	ss (Numbe	r and Street	t, City, Sta	te, Zip Cod	e)						
Name of	f Associate	d Broker o	r Dealer					-			-		
						icit Purchas							
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]	
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]	
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	(OR)	[PA]	
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]	

<sup>\*</sup> A smaller amount may be accepted by the issuer in its sole discretion.

#### C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS 1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." if the transaction is an exchange offering, check this box \( \square\) and indicate in the columns below the amounts of the securities offered for exchange and already exchanged Amount Already Aggregate Offering Price Sold Type of Security 0 Debt ..... \$ Equity..... Common Preferred Convertible Securities (including warrants).....\$ \$ 0 0 Partnership Interests Other (Individual Beneficial Interest in a Delaware Statutory Trust)...... \$ 18,250,000 \$ 18,250,000 \$ 18,250,000 Answer also in Appendix, Column 3, if filing under ULOE. 2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero." Aggregate Dollar Amount Number of Purchases Investors \$ 18,250,000 Accredited Investors ..... Non-accredited Investors \$ Total (for filings under Rule 504 only)..... Answer also in Appendix, Column 4, if filing under ULOE. 3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1. Dollar Amount Type of Sold Security Type of Offering Rule 505..... \$ Regulation A..... Rule 504..... \$ 4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. $\boxtimes$ \$0 Transfer Agent's Fees..... $\times$ Printing and Engraving Costs..... Legal Fees..... \$113,500 Accounting Fees ..... $\boxtimes$ \$0 Engineering Fees. **S1,277,500** Sales Commission (specify finders' fees separately) \$547,500 Other Expenses (identify) Broker Dealer marketing and due diligence costs \$1,938,500

	C. OFFERING PRIC	E, NUMBER OF INVESTORS, EXPENSES AND US	E OF	PROCEEDS					
<ul> <li>Enter the difference between the aggregate offering price given in response to Part C - Question 1 and total expenses furnished in response to Part C - Question 4.a. This difference is the "adjusted gross proceeds to the issuer."</li> </ul>									
5.	each of the purposes shown. If the amou check the box to the left of the estimate.	ed proceeds to the issuer used or proposed to be use int for any purpose is not known, furnish an estima: The total of the payments listed must equal the adj response to Part C – Question 4.b above.	te an	d					
				Payments to Officers, Directors & Affiliates		1	ments Fo hers		
	Salaries and fees			\$ 0		\$ 0	<u> </u>		
	Purchase of real estate		×	\$ 0		\$11,60	00,000		
	Purchase, rental or leasing and insta	llation of machinery and equipment	⋈	\$ 0		\$ 0			
	Construction or leasing of plant buil	dings and facilities	. 🛛	\$ 0		\$ 0	0		
	offering that may be used in exchange	luding the value of securities involved in this ge for the assets or securities of another issuer	. 🖂	<b>\$</b> 0	×	\$ (	0		
	Repayment of indebtedness		_   🗵	\$ 0	- ⊠	\$ (	 o		
	Working capital		×	\$879,000	- ⊠	\$1,276	6,248		
	Other (specify): Real estate acquisit	ion fees and costs and financing fees	⋈	\$303,000	_ <b>Ø</b>	<b>\$</b> 2,253	3,252		
	Column Totals		⊠	\$1,182,000	_ 🖾	<b>\$</b> 15,12	29,500		
	Total Payments Listed (column total	ls added)	•	⊠ <u>s</u> 1	6,311,5	900			
		D. FEDERAL SIGNATURE							
follo	wing signature constitutes an undertakin	igned by the undersigned duly authorized person.  Ig by the issuer to furnish to the U.S. Securities and by the issuer to any non-accredited investor pursua	Exc	hange Commiss	ion, up	on wri	itten		
	er (Print or Type)	Signature 4		Date					
	ion Durham, DST	My Man		2/24	<u>108</u>	<u> </u>			
Nan	e of Signer (Print or Type)	Title of Signer (Print of Type)							
Chri	stopher Finlay	Manager, Mission Trust Services, LLC, as the T	ruste	e of Mission Du	rham,	DST			

## ATTENTION-

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE	
* . *	230.262 presently subject to any of the disqualification	•
	See Appendix, Column 5, for state response	<b>2.</b>
2. The undersigned issuer hereby und Form D (17 CFR 239.500) at such	lertakes to furnish to any state administrator of any s times as required by state law.	tate in which this notice is filed, a notice on
3. The undersigned issuer hereby un issuer to offerees.	dertakes to furnish to the state administrators, upor	written request, information furnished by the
Limited Offering Exemption (ULG	that the issuer is familiar with the conditions that mu OE) of the state in which this notice is filed and under f establishing that these conditions have been satisfied	erstands that the issuer claiming the availability
The issuer has read this notification a undersigned duly authorized person.	and knows the contents to be true and has delig eaus	ed this notice to be signed on its behalf by the
Issuer (Print or Type)	Signature	Date
Mission Durham, DST	CM Du	2124108
Name (Print or Type)	Title (Print or Type)	
Christopher Finlay	Manager, Mission Trust Services, LLC, as	the Trustee of Mission Durham, DST

### Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

#### APPENDIX

1	Intend to sell to non-accredited investors in State (Part B-Item 1)		Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State  (Part C-Item 2)  Number of Number of				Disqual under Sta (if yes explan- waiver	ification ate ULOE , attach ation of granted)
State	Yes	No		Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL									
AK							<u> </u>		
AZ		⊠	Beneficial interests in Delaware statutory trust- \$18,250,000	ı	\$225,000	0	N/A		⊠
AR			_						
CA		×	Beneficial interests in Delaware statutory trust- \$18,250,000	43	\$13,152,500	0	N/A		Ø
со									
СТ									
DE							-		
DC									
FL							<del></del>		
GA									
нг									
ID		Ø	Beneficial interests in Delaware statutory trust- \$18,250,000	ı	\$100,000	0	N/A		⊠
IL		×	Beneficial interests in Delaware statutory trust- \$18,250,000	1	\$100,000	0	N/A		⊠
IN									
IA									
KS									
KY									
LA									
ME									
MD		⊠	Beneficial interests in Delaware statutory trust- \$18,250,000	7	\$305,000				⊠
МА		⊠	Beneficial interests in Delaware statutory trust- \$18,250,000	1	\$400,000	0	N/A		Ø
MI									

## APPENDIX

1	Intend to non-a investor	l to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State  (Part C-Item 2)  Number of Number of				Disqualificate under State UI (if yes, attace explanation waiver grante (Part E-Item	
				Accredited		Non-Accredited			N.
State MN	Yes	No 🗆		Investors	Amount	Investors	Amount	Yes	No 🗆
MS									
-							W.J.		
МО									
MT									
NE									
NV			Beneficial interests						
NH		⊠	in Delaware statutory trust- \$18,250,000	1	\$120,000	0	N/A		
NJ									
NM									
NY		Ø	Beneficial interests in Delaware statutory trust- \$18,250,000	l	\$25,000	0	N/A		⊠
NC			·						
ND									
ОН									
ОК									
OR		Ø	Beneficial interests in Delaware statutory trust- \$18,250,000	2	\$1,550,000	0	N/A		⊠
PA									
RI									
SC		×	Beneficial interests in Delaware statutory trust- \$18,250,000	1	\$289,000	0	N/A		×
SD									
TN									
TX		⊠	Beneficial interests in Delaware statutory trust- \$18,250,000	1	\$185,000	0	N/A		×
UT									
VT									

## APPENDIX

		2	3			4		1 :	5
'			-					Disqualification	
			Type of security					under State ULOE	
	Intend	to sell						(if yes, attach	
			and aggregate	Time of investor and				explanation of	
		ccredited	offering price		Type of investor and amount purchased in State				
		s in State	offered in state					waiver granted) (Part E-Item 1)	
	(Part B	ltem 1)	(Part C-Item 1)		(Part	C-Item 2)		(Рап Е	-item i)
1				Number of		Number of			
				Accredited		Non-Accredited		ļ	
State	Yes	No		Investors	Amount	Investors	Amount	Yes	No
VA	П	Ø	Beneficial interests	3	\$859,500	0	N/A	П	
VA			in Delaware		4057,500			_	-
			statutory trust-						]
			\$18,250,000	<del></del> -		<del> </del>			
WA.		⊠	Beneficial interests in Delaware	5	\$934,000	0	N/A		
''''		_	=						
			statutory trust- \$18,250,000						
-			<b>410,230,000</b>			· · · · · · · · · · · · · · · · · · ·			
WV									
11/1					•				
WI	<u></u>	<u> </u>			<del>_</del>				
WY WY									
ļ		_ <b>_</b>		_					
PR									
1						1			

